MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 8, 2012, at 4:00 p.m. are as follows:

PRESENT: John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Oscar Orci, Development Services Director
Robert Dalquest, Assistant Development Services Director
Dan McHugh, City Attorney
Manuel Baeza, Principal Planner
Tabitha Kevari, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Vice Chairman James called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Chairman Miller.

II. CONSENT CALENDAR

A. **STELLAR INSTALLATIONS INC., APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.

2. Consideration of **Commission Sign Review No. 387** to construct a twenty (20) square foot monument sign with an overall height of three feet, three inches for the Chipotle Mexican Grill restaurant located at 635 Orange Street in the Town Center District of the Downtown Specific Plan No. 45.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission approve Commission Sign Review No. 387.

III. OLD BUSINESS

A. **HOWARD INDUSTRIAL PARTNERS, LLC, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

Consideration of **Commission Review and Approval No. 873** to develop a 809,338 square foot warehouse distribution center on 37.4 acres located on the north side of Palmetto Avenue, the west side of Nevada Street and the east side of California Street within the EV/IR (Regional Industrial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission approve Commission Review and Approval No. 873 based on the findings and subject to the Conditions of Approval.

This includes the modifications to Condition of Approval Nos. 32 and 78 as follows:

32. The applicant shall provide an arborist's report and a tree retention plan to address the retention of mature Washingtonia robusta palm trees on the project site. ***The plan shall include the preservation and relocation of the existing palm trees.***

~~78. The applicant shall preserve and relocate the forty-eight (48) Washintonia robusta palm trees on the project site, where appropriate.~~ ***The property owner shall notify buyers/tenants of the subject property of the City of Redlands wastewater treatment plant and landfill facilities immediately adjacent to the subject site.***

IV. NEW BUSINESS

A. **CALIBER BODY WORKS, INC., APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 999** to establish an auto body and paint shop within an existing 71,133 square foot industrial building located at 450 Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission found that Conditional Use Permit No. 999 is considered a Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission approve Conditional Use Permit No. 999 based on the findings, and subject to the Conditions of Approval.

V. ADDENDA - None

VI. MINUTES

A. Planning Commission Minutes of March 14, 2012

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission approve the minutes of March 14, 2012.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MAY 1, 2012.

VIII. ADJOURN TO MAY 22, 2012

Chairman Miller adjourned the meeting at 4:40 p.m. to the May 22, 2012 meeting.

Linda McCasland	Oscar Orci
Senior Administrative Technician	Development Services Director